104.0	0007	0003.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	672,500 /	672,500
					USE VALUE:	672,500 /	672,500
					ASSESSED:	672,500 /	672,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
195		OVERLOOK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PHUYAL SANTOSH & PUJA
Owner 2:	
Owner 3:	
Street 1:	195 OVERLOOK RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PRINCE ROBERT C & THELMA -
Owner 2:	-
Street 1:	195 OVERLOOK RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .16 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1953, having primarily Wood Shingle Exterior and 1496 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6974.000	232,000		440,500	672,500
Total Card	0.160	232,000		440,500	672,500
Total Parcel	0.160	232,000		440,500	672,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 449.41 | /Parcel: 449.41

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	67242
GIS Ref	
GIS Ref	
Insp Date	10/20/18

!8301!

PREVIOUS ASSESSMENT

Parcel ID: 104.0-0007-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	232,000	0	6,974.	440,500	672,500		Year end	12/23/2021
2021	101	FV	224,300	0	6,974.	440,500	664,800		Year End Roll	12/10/2020
2020	101	FV	224,300	0	6,974.	440,500	664,800	664,800	Year End Roll	12/18/2019
2019	101	FV	197,200	0	6,974.	446,700	643,900	643,900	Year End Roll	1/3/2019
2018	101	FV	197,200	0	6,974.	333,500	530,700	530,700	Year End Roll	12/20/2017
2017	101	FV	197,200	0	6,974.	302,000	499,200	499,200	Year End Roll	1/3/2017
2016	101	FV	197,200	0	6,974.	289,400	486,600	486,600	Year End	1/4/2016
2015	101	FV	185,000	0	6,974.	245,400	430,400	430,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:05:30

LAST REV

Date	Time
12/18/19	12:14:04
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8301

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PRINCE ROBERT C	67328-570		5/27/2016		549,000	No	No		Thelma Prince d.o.d. 2/20/2011 bk 67328 pg 56
	8543-222		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	67242
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/20/2018	Inspected	BS	Barbara S
9/27/2018	MEAS&NOTICE	BS	Barbara S
12/15/2008	Meas/Inspect	163	PATRIOT
10/22/1999	Meas/Inspect	264	PATRIOT
7/23/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6974		Sq. Ft.	Site		0	70.	0.90	5									440,456						440,500	

Total AC/HA:	0.16010	Total SF/SM:	6974	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	440,456	Spl Credit		Total:	440,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	1.00139987
Adj $ / SQ:	148.708
Other Features:	79026
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	315242
Depreciation:	83224
Depreciated Total:	232018

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	3	Baths:	2	HB	

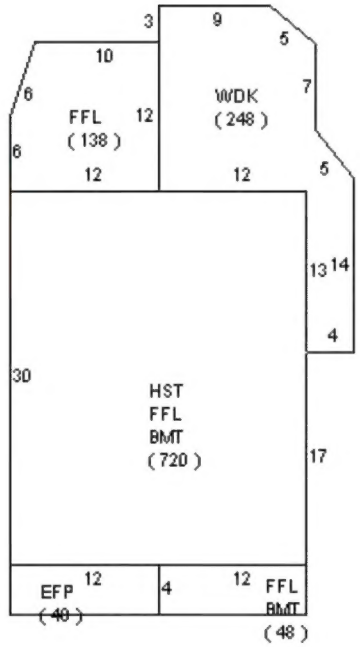
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	148.71
Special Features:	0	Val/Su Net:	99.57
Final Total:	232000	Val/Su SzAd	183.25

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	906	148.710	134,729
BMT	Basement	768	54.650	41,971
HST	Half Story	360	148.710	53,535
WDK	Deck	248	10.050	2,491
EFP	Enclos Porch	48	72.700	3,490

Net Sketched Area:	2,330			Total:	236,216
Size Ad	1266	Gross Area	2690	FinArea	1496

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	30	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

104.0-0007-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	